

oakheart

£240,000

By Auction

Uplands Road, Sudbury

Offered to the market with no onward chain, this well-proportioned three-bedroom home is situated within a quiet residential street, conveniently located close to local schooling and everyday amenities. Requiring some modernisation, the property presents an excellent opportunity for buyers to put their own stamp on a home, with further potential to extend (subject to the necessary planning permissions). It would make an ideal purchase for first-time buyers, investors, or those looking to move up the ladder.

Upon approach, the property sits behind a neat lawned frontage, creating an attractive first impression. Entry is gained via an entrance hall with stairs rising to the first floor. Positioned to the front of the property is a generously

sized living room, featuring a large window that allows for an abundance of natural light. To the rear, the kitchen enjoys pleasant views over the garden and offers scope for improvement. Adjoining the kitchen is a useful boot room and ground floor WC, with direct access out to the garden, adding to the practicality of the layout.

Upstairs, the property offers three well-sized bedrooms. The principal and second bedrooms are both spacious enough to comfortably accommodate double beds, while the third bedroom provides a versatile space for a child's room, guest room, or home office. The first floor is completed by a family bathroom, fitted with a panelled bath, separate shower cubicle, low-level WC,

and wash hand basin.

Externally, the rear garden begins with a paved terrace area, ideal for outdoor seating, and extends to a lawned garden. To the rear of the plot is a substantial detached garage/workshop with power and lighting connected, offering excellent storage or potential for hobby use. The property also benefits from off-road parking for multiple vehicles to the rear.

Call Oakheart today to arrange your viewing!







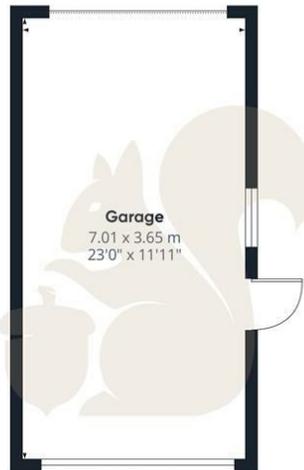




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Main building GLA™

82.05 m²
883.16 ft²

Main building total

82.05 m²
883.16 ft²

Building 2 total

27.39 m²
294.86 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Babergh

Tenure:

Freehold

Council Tax Band:

B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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